



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/27/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 BEES FERRY ROAD CLUSTER DEVELOPMENT SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: BEES FERRY ROAD
Location: WEST ASHLEY
TMS#: 2870000054
Acres: 12.21
Lots (for subdiv): 33
Units (multi-fam./Concept Plans):
Zoning: SR-1 (CLUSTER)

☒ new BP approval tracking

City Project ID #: 170712-Bees FerryRd-1
City Project ID Name: TRC_CP:BeesFerryRoadClusterDevelopment

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: PHYLLIS WASHINGTON
Applicant: EMPIRE ENGINEERING
Contact: THOMAS DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Subdivision concept plan for a 33 lot Cluster Development.

RESULTS: Revise and resubmit to TRC.

2 WHITNEY LAKE ND MASTER PLAN (REVISED) SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: MURRAY WOOD RD

Location: JOHNS ISLAND
TMS#: 3120000334, etc.
Acres: 155

Lots (for subdiv): 137
Units (multi-fam./Concept Plans):
Zoning: SR-1, DR-6 (ND)

☐ new BP approval tracking

City Project ID #: 170712-BrittlebushLn-1
City Project ID Name: TRC_CP:WhitneyLakeND-
OverallConceptPlanRevised2017

Submittal Review #: 1ST REVIEW - SUBDIV
Board Approval Required:

Owner: SOUTHEASTERN RECAPITALIZATION GROUP
Applicant: LOCKLAIR CONSULTING, INC.
Contact: ELLIOTT LOCKLAIR

843-873-1105

elliott@locklair.net

Misc notes: Revised/Updated master plan specifically for Phase 2D showing a relocated future connection and road types; many phases/lots already built.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

3 STONOVIEW, PHASE 4 (ROADS) ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD

Location: JOHNS ISLAND
TMS#: 3450000073 & 163
Acres: 89.7

Lots (for subdiv): 171
Units (multi-fam./Concept Plans):
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 170505-RiverRd-1
City Project ID Name: TRC_RC:StonoviewPhase4[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: LENNAR CAROLINAS, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: DAVID STEVENS

843-849-8945

dstevens@civilsiteenv.com

Misc notes: Road construction plans for phase 4 of the Stonoview subdivision.

RESULTS: Revise and resubmit to TRC.

#4 AVENUE OF OAKS (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: 5TH AVENUE

Location: WEST ASHLEY

TMS#: 4180600028 & 115

Acres: 10.48

Lots (for subdiv): 41

Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

☒ new BP approval tracking

City Project ID #: 170517-5thAve-1

City Project ID Name: TRC_PP:AvenueofOaks[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: LEVI GRANTHAM, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: LES PHILIPS lphilips@semonwhiteside.com

Misc notes: Preliminary subdivision plat for a proposed 41 lot subdivision and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#5 AVENUE OF OAKS (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: 5TH AVENUE

Location: WEST ASHLEY

TMS#: 4180600028 & 115

Acres: 10.48

Lots (for subdiv): 41

Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

☒ new BP approval tracking

City Project ID #: 170517-5thAve-2

City Project ID Name: TRC_RC:AvenueofOaks[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: LEVI GRANTHAM, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: LES PHILIPS lphilips@semonwhiteside.com

Misc notes: Road construction plans for a proposed 41 lot subdivision and associated improvements.**RESULTS:** Revise and resubmit to TRC; CSWPPP, USACE Jurisdictional Determination & Stormwater Technical Report required.

#6 RIVERVIEW ESTATES (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000065 & 066

Acres: 24.147

Lots (for subdiv): 49

Units (multi-fam./Concept Plans):

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 170712-RiverRd-1

City Project ID Name: TRC_RC:RiverviewEstates[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: MG LOWCOUNTRY ACREAGE, LLC

Applicant: HLA, INC 843-763-1166

Contact: THOMAS KELLUM tkellum@hlainc.com

Misc notes: Road construction plans for a 49 lot single family detached subdivision.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP & Stormwater Technical Report required.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic, Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.